

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,392	100	
FGR	462	55	
FOP	90	30	
FSP	140	40	
TOTALS	2,084		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2009	148.95	257,535	1992	1992	0	0	33.00	67.00

Heated Area: 1392 HX Base Yr 2009

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,548
TOTAL MARKET OB/XF VALUE		50,660
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		251,208
SOH/AGL Deduction		55,865
ASSESSED VALUE		195,343
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		143,932
TOTAL JUST VALUE		251,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052927	Roof Replacement	14,000	04/22/2025
000049654	Electrical Serv	0	04/18/2024
000041700	Storage Building	26,500	04/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/1126	3/12/2008	WD Q	Q	I		180,000
GRANTOR: BRUCE & DOROTHY HAML						
GRANTEE: BRIAN K BOATRRIGHT						
1076/2657	3/08/2006	WD Q	Q	I		185,000
GRANTOR: CHRISTOPHER J & ASLEY						
GRANTEE: BRUCE H & DOROTHY B						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	105	12	UT	1.40	1.40	100	1993	1993	3	100	1,764	
2	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0210	GARAGE U	0	100	24	28	UT	18.00	18.00	100	2006	2006	3	100	12,096	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0031	BARN, MT AE	0	100	30	50	UT	17.00	17.00	100	2021	2021		100	25,500	
6	0251	LEAN TO W/	0	100	12	50	UT	5.00	5.00	100	2021	2021		100	3,000	
7	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF												50,660					
156 SW KELLICHE GLN, LAKE CITY												BLD DATE		LGL DATE		04/08/2025	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W20 FSP= N10 W14 S10 E14\$ W32 S9 FGR= W14 S21 E22 N21 W8\$E8 S21 FOP= S5 E18 N5 W18\$ E44 N30\$.						

LAND DESCRIPTION												TOTAL OB/XF												50,660				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	0100	C	SFR	100		RSF	1150.00	581.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000											